



Espley Court, Espley Morpeth

- Three bedroomed bungalow
- Quiet residential area
- Garage and private parking
- Spectacular rear garden
- No onward chain

Auction Guide Price: £ 200,000



01670 511711
17 Newgate Street, Morpeth NE61 1AW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

Espley Court, Espley

Morpeth

Very rarely found on the market, sits this spectacular L Shaped bungalow on Espley Court, Espley. The property boasts a fantastic position, tucked away in a quiet residential area with a spectacular garden to the rear whilst internally offering deceptively spacious rooms. Perfect for those looking to put your own stamp on your next forever home

The property briefly comprises:- Entrance hallway, cloaks W.C, impressive bright and airy lounge with floods of natural light due to the full-sized window overlooking the courtyard and a large separate dining room. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage and a large picture-perfect window to enjoy the views over the rear garden. Appliances include fridge/freezer, dishwasher, washing machine, electric oven and hob.

To the opposite end of the living accommodation, you have three good sized double bedrooms all of which have their own access into the gardens. The master bedroom further benefits from large fitted wardrobes which span the full wall and its own ensuite bathroom. The family bathroom has been finished with W.C., hand basin, shower cubicle and corner bath tub.

Externally you have parking to the front of the development and your own garage, excellent for either storage or parking. On entry to the property, you walk straight into the lovely enclosed courtyard whilst to the rear you have a substantial enclosed rear garden, ideal for anyone who enjoys outdoor living.

We have been advised by the vendor that the road is adopted and there is no maintenance agreement in place.

We anticipate interest to be high! No onward chain, this is a must view.

Lounge	19.08 x 17.10	(5.99m x 5.44m)
Dining room	13.10 x 12.03	(4.22m x 3.73m)
Kitchen	14.04 x 9.10	(4.37m x 2.99m)
Bedroom One	14.08 x 9.06	(4.47m x 2.90m)
Bedroom Two	14.08 x 8.09	(4.47m x 2.67m)
Bedroom Three	14.08 x 8.09	(4.47m x 2.67m)

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: E

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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